



River Palms Riverfront Registration Checklist

- New Owner Information Page
- Vehicle Information Page
- Deed Restricted Community Page
- Pet Page
- Email Authorization
- Disclosure Summary
- Voting Certificate
- Swiftlane Entry form
- Copy of executed Sales Contract
- Non-refundable Processing Fee of \$100.00 payable to Watson Association Management, LLC

**Please make sure when submitting your package
all documents and fees are included.**

***Please submit and/or send all complete paperwork and fees to Watson Association Management, LLC office located at 1648 SE Port St Lucie Blvd., Port St. Lucie, FL 34952**

1648 SE Port St. Lucie Blvd., Port St. Lucie, FL 34952
1410 Palm Coast Parkway NW, Palm Coast, FL 32137

Phone 772.871.0004 Fax 772.871.0005
Phone 386.246.9270 Fax 386.246.9271



Association Management

PROPERTY TRANSFER FORM

Property Address: _____ Date: _____

NEW OWNER INFORMATION:

Owner #1: _____ Active Military Service Member: ____ Yes ____ No

Owner #2: _____ Active Military Service Member: ____ Yes ____ No

Owner #1 Phone: _____ Owner #2 Phone: _____

Any other occupants? ____ If so, please list the name, age & relationship: _____

Present Address: _____

(Street, City, State, & Zip)

Do you intend to:

- Live in the Unit as a primary residence
- Maintain the Unit as a secondary residence
- Offer the unit as a rental

Owner's employers name/Job Title: _____ No. of years there: _____

Address: _____ Phone: _____

Owner's employers name/Job Title: _____ No. of years there: _____

Address: _____ Phone: _____

Please list the name & number of the nearest relative in case of an emergency:

Name: _____ Phone: _____

Address: _____

- ◆ I/WE FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN.
- ◆ I/WE HEREBY AGREE TO ABIDE BY ALL DOCUMENTS AND RULES & REGULATIONS OF RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC., A COPY OF WHICH DOCUMENT I HAVE RECEIVED FROM SELLER.

{IF SELLER FAILS TO PROVIDE A SET OF DOCUMENTS TO BUYER, A COPY WILL BE MADE AVAILABLE BY THE ASSOCIATION MANAGEMENT COMPANY AT A COST OF \$50.00 PER DOCUMENT COPY.}

PLEASE NOTE:

- ◆ A copy of the sales contract must be attached to this package.

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____

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VEHICLE INFORMATION

Name: _____ Phone: _____

Name: _____ Phone: _____

Street Address: _____

City: _____ State: _____ Zip: _____

DESCRIPTION OF VEHICLE(S):

VEHICLE #1:

Make: _____ Model: _____ Year: _____

Color: _____ Gross Weight: _____ VIN: _____

Vehicle Tag: _____ State: _____

Registered to: _____

Street Address: _____

City: _____ State: _____ Zip: _____

VEHICLE #2:

Make: _____ Model: _____ Year: _____

Color: _____ Gross Weight: _____ VIN: _____

Vehicle Tag: _____ State: _____

Registered to: _____

Street Address: _____

City: _____ State: _____ Zip: _____

PLEASE NOTE:

- ALL INFORMATION ON THIS FORM MUST BE COMPLETED
- ANY CHANGES IN USE OR APPEARANCE OF THE ABOVE DESCRIBED VEHICLE (S) MUST BE SUBMITTED TO THE BOARD OF DIRECTORS WITH A NEW FORM

Signature: _____ Date: _____

Signature: _____ Date: _____

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DEED RESTRICTED COMMUNITY

I (we) understand that we are moving into a deed restricted community. I (we) hereby agree to abide by all Documents and Rules and Regulations of River Palms Riverfront Condominium Association, Inc.. I (we) received a copy from the Seller. If owner fails to provide a set of Documents to Purchaser, I (we) may obtain a copy from the Association Management at a cost of \$50.00.

Other Items you should be aware of:

Parking Restrictions: Commercial, moving and work vehicles parked for longer than three (3) hours must park on the South side of Building 1825.

Elevator Moving Pads: For any Move Ins/Outs and/or Furniture deliveries, owners must call Watson Association Management (386-246-9270) at least 72 Hours prior to moving.

Quiet Hours: Hours for Moving, Furniture deliveries, and Repairs:

- a. Permitted Hours: All moving, Furniture deliveries, and non-emergency repairs and construction withing the Condominium premises are allowed only from Monday through Saturday, between the hours of 8:00AM and 6:00 PM.
- b. Exceptions: Requests for exceptions to these hours must be submitted to Watson Association Management at least 72 hours prior.

Trash: All moving boxes/moving supplies must be broken down and carried to the trash room. All broken down boxes/cardboard needs to be placed in the dumpster.

Purchaser signature _____ Date: _____

Purchaser signature _____ Date: _____

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PLEASE ADVISE US OF ANY ANIMALS TO BE RESIDING IN THE HOME

- No pets shall be kept, bred, or maintained for any commercial purpose.
- Dogs which are household pets shall always whenever they are outside a unit be confined on a leash held by a responsible person.
- An owner shall immediately pick up and remove any solid animal waste deposited by his pet on the common areas and the exclusive neighborhood common area.

Pet? Yes _____ No _____ (If no pets please sign and return form with package)

Pet Type: _____ Weight: _____ Age: _____ Color: _____ Sex: _____
Name: _____

Pet Type: _____ Weight: _____ Age: _____ Color: _____ Sex: _____
Name: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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Association Management

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC

AUTHORIZATION AND CONSENT FOR NOTICE BY ELECTRONIC TRANSMISSION

Owner name: _____

Property/Unit Address: _____

Home Phone #: _____ Cell #: _____

The association may provide notice by electronic transmission in a manner authorized by law for meetings of the board of directors, committee meetings requiring notice under this section, and annual and special meetings of the members to any member who has provided a facsimile number or e-mail address to the association to be used for such purposes; however, a member must consent in writing to receiving notice by electronic transmission.

By signing below, I/we hereby provide our written consent to Watson Association Management to provide notice of board, membership and committee meetings, and other such notices as allowed by Florida Statute, to us by electronic transmission in lieu of other forms of notice, consistent with the requirements of §718.112(1)b(d)6 and §720.303(2)(c)(1), Fla. Stat., at the email address(es) listed below.

All Owners of Record must sign below:

Owner #1:

Email Address: _____
(PRINT CLEARLY)

Signature: _____

Print Name: _____

Owner #2

Email Address: _____
(PRINT CLEARLY)

Signature: _____

Print Name: _____

The above written consent is effective until revoked in writing.



Disclosure Summary

For River Palms Riverfront Condominium Association, Inc..

1. As a purchaser of property in this community, you will be obligated to be a member of a Condominium Association.
2. You will be obligated to pay assessments to the Association, which assessments are subject to periodic change.
3. Your failure to pay these assessments could result in a lien on your property.
4. The restrictive covenants cannot be amended without the approval of the Association membership.
5. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the Association governing documents.
6. These documents are matters of public record and can be obtained from the record office in the county where the property is located.

Signature: _____ Date: _____

Signature: _____ Date: _____

We are pleased to announce that our new **Swiftlane entry system** has now been fully installed.

On Thursday, three emails were sent to the primary email address on record for each unit:

- One contained your **account PIN**, which you may change at any time.
- The others included a **how-to video** and additional **account setup instructions**.

If you or other residents in your unit require a **new invitation** with a new PIN, please complete this form and forward it to our property manager,

James Lurkins, at jameslurkins@WatsonRealtyCorp.com.

James will respond to your request as soon as possible.

We appreciate your cooperation and patience as we complete this transition to the new system.

When you have filled out the form below you need to save new info by clicking File>Save As> then adding your name to end of file name>Save. Note where it is saved then send the new saved file to James email.

Owners Name: _____

Building # _____ Unit # _____

Name of person PIN is for _____

Is this person owner, partner or resident under lease? _____

Email address to send PIN code invitation _____

Phone number _____

IF YOU WANT A CUSTOM 6 DIGIT PIN ENTER IT HERE _____

Thank you,

River Palms Condominium management and board